



Underhill Country Store

1 Pleasant Valley Road, Underhill, Vt.
Iconic Country Store, Unique Market & Deli

Location:	Country Location	Available:	Immediately
Use:	Store & Investment Property	Parking:	On-Site & Street
Size:	4,190 sf +/-	Price:	\$325,000 + Inventory

Comments:

- **MOTIVATED SELLERS!**
- This iconic country store located in the heart of Underhill Center, VT, offers a unique market and deli to the local community as well as the many visitors to the recreation of Mt. Mansfield State Forest.
- Includes Real Estate

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Information contained herein is believed to be accurate, but is not warranted.
This is not a legally binding offer to sell or lease.

One of the oldest operating Vermont country stores, this thriving turnkey business captures the old with the new. Positive cash flow from business and two rental incomes, this property offers tremendous opportunity with additional growth potential. Current owners have steadily updated equipment and store infrastructure along with computerized POS and inventory tracking. If you have experience in the food business, restaurant, baking, chef, butcher, etc., this layout allows for a great revenue mix while working on your creations in the kitchen. Close proximity to hiking, biking and skiing along with an open market in this area allows for growth in hard goods as well. The store has shown double-digit growth in last two years and operates with nine well-trained part time employees that support the two full time owners. A well-developed Standard Operating Plan plus training ensures a smooth transition for a new owner. Put your business plan together and take this unique country store to the next level!

A sample of our current provisions and services:

Full Deli, Hand Cut Meats, Fresh Fish, Poultry, Pork

Fresh produce, Pizza/Wings, Daily Prepared meals

Growler bar, Specialty Beer Selection, Wines, Groceries

Summer Salads, Homemade Soups

Catering and group meals; Local Organics; Specialty baked goods; Bulk Spices

Cremmees offered seasonally

Vermont & Local Products

Local Pete's Greens CSA distribution location



Fact Sheet:

Type of Business: Country Store / Market / Deli /Residential and Commercial Rental

Type of Property: Mixed Commercial / Residential

Location: 1 Pleasant Valley Road, Underhill Center, Vermont

Zoning: Water Conservation District

Facility: Fully equipped store including POS, display racks, refrigeration, kitchen area, Walk-in cooler, Cremmee machine, pizza/baking ovens and a complete deli /meat counter

Lot size: .24 acres **Zone:** WCD (Water Conservation District)

Taxes: \$6355 **Road Frontage:** 135' **Construction:** Wood

Roof: Metal **Basement:** Full **Parking:** Surfaced

Heating: Oil,(new 2011); **Hot Water:** Propane, (new 2014)

Phone + High Speed DSL: Comcast **Electric:** Green Mt. Power

Water: Drilled well, (new pump 2014) **Septic:** Mound System (New in 2004)

Main Building (Store area): Approx. 2,240 SF

Storage Room: 2nd floor, Approx. 150 SF

Apartment #1: Approx. 1,300SF, (2) bedroom, living room, dining room, large kitchen with additional dining area, full bathroom with washer/dryer. Currently rented for \$1000/mo

Apartment #2: Approx. 500SF, Commercial rental, Full kitchen and bath, open work area. Currently rented for \$500/mo

Other: (2) car garage 22' x 30'; a portion of this space is devoted to a stockroom.

Financials: The Underhill Country Store had revenues of \$450k in 2014.

Selling Price: \$325k plus inventory



Confidentiality and Disclosure

It is requested that all information and material presented regarding the sale of the Underhill Country Store be kept strictly confidential.

Prior to releasing detailed financial information, all prospective purchasers will be required to sign a confidentiality agreement.





Vermont Real Estate Commission Mandatory Consumer Disclosure



(This is not a Contract)

This mandatory disclosure shall be given to the consumer at the first reasonable opportunity, and must be given to the consumer before discussion of confidential information; entering into a service agreement; or showing a property.

Right Now You Are A Customer

As a customer, the real estate agent with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

Vermont law requires all agents to perform basic duties when dealing with a buyer or seller. You can expect the agent with whom you deal to provide the following services whether you are a Customer or a Client:

- To disclose all material facts pertaining to the property known to the agent.
- To treat both the buyer and seller honestly and not knowingly give false or misleading information.
- To account for all money and property received from or on behalf of the buyer or seller.
- To comply with all state and federal laws related to the practice of real estate.

I/We Acknowledge Receipt of This Disclosure

Printed Name of Consumer

Signature of Consumer Date

[] Declined to sign

Printed Name of Consumer

Signature of Consumer Date

[] Declined to sign

You May Become A Client

Whether you are selling or buying, clients receive more services than customers. You become a client by entering into a written contract with a real estate brokerage firm. All agents in the firm work for you.

In addition to the services noted in the left hand column, as a client you can expect the following services:

- Confidentiality, including bargaining information
- Promotion of your best interest within the limits of the law
- Advice and counsel
- Assistance in negotiations

Important Information

1. You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.
2. Before you hire a brokerage firm, ask for an explanation of the firm's conflict of interest policies.

This form has been presented to you by:

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Agent of the Firm Signature Date